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All Improvements Houses and Lots for sale. Take Stone from

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ryrel orions appreciately as conserved Appliedness of the state of the LAND COMPANY minutes residence. Il introdes feor minutes residence at the restricte remide shade frock 10 resons feath, buller's panier expose to lightly der All conventences y contrations. I East 22d at

THE REAL ESTATE MARKET PRINTIF NALES, LEASES AND

PUBLIC ALCTIONS.

Plot at the Corner of Lafayette and Howard Streets-Labor Day Auction sales of Lots Proved Successful.

Fex sales of Manhattan realty were rted from brokers' offices yesterday Smith estate disposed of a group of mildings at Lafayette and Howard streets, and a few flats and tenements on the poer East Side and in Harlem were sold Several two family dwellings and a number of vacant lots in The Bronx changed owner-The only offering at auction, a brick dwelling in East Fifty-fifth street, was

Several big auction sales of suburban iots were held on Labor Day and good results were obtained notwithstanding the unfavorable weather. At Ostend, Far Rockaway, the Banister Realty Company disposed of its entire offering of 120 lots, realizing a total of \$136,500. The De Kay tract of 214 lots, at Livingston, Staten Island, was auctioned off by the Jere. Johnson, Jr . Company for a total of \$6: 145, or an average of \$309 a lot. There were fifty-

Private Sales.

e purchasers.

BOWFRY. Hiram Rinaldo & Bro. have sold for Bertha Rauth to Harry Wittenberg Nos. 128 and 188', Bowery, a four story building, on lot 25.6x100, between Broome and Spring BAYARD ST SET Hiram Rinal of Bro-have sold for H. Rochman as excutor to I.I. Lucas No. 14 Bayard street, a four story tenement, on lot 19x50, adjoining the north-

east corner of Chrystie street.

LAFAYETTE STREET. The Webster Realty Company, of which Mayer S. Auerbach is president, has bought through F. E. Barnes from the Smith estate of Meriden Conn. the plot, 113.10x89.4, at the northwest corner of Lafayette and Howard streets.

22.TH STREET. Moritz Adler has sold No. 5 West 135th street, a four story dwelling, on lot 18.4x90.14.

on lot 18.4390 1.

FightTlETH STREET.—Mrs. Julia Kann has sold Nos 242 and 244 East Eightieth street, two four story tenements, on plot 40x102.2. William Wolff's Son was the broker.

ElehtTy-Fourth Street.—John J. Cody has sold for a client No. 148 East Eighty-fourth street, a three story building, on lot 28 1x102.2. JANSEN AVENUE.—Daniel P. McElkenney has sold for Mrs. Rose M. Tobin the two-story frame dwelling, on plot 33x100, on the west side of Jansen avenue, 318 feet

ith of 228th street. 183D STREET.—Frederick A. Downes has bought Nos. 764 and 766 East 183d street, two two story frame siwellings, on plot

TEINITY AVENUE.—Julius H. Haas has sold to Henry C. Niedenstein a two family frame dwelling on the east side of Trinity avenue, opposite St. Mary's Park. ROOK AVENUE - Henry W. Fedden & Co. have sold for a client No. 130 Brook avenue, a four story flat with store, on lot 25x100. a four story flat with store, on lot 25x100.

THE BRONX.—A. Shatzkin & Sons have bought from a Mr. Weed the plot 75x105 on the east side of Fourth avenue, thirty-nine feet north of 211th street; also from C. E. Watson a plot 85x100 on the south side of 217th street, east of Sixth avenue; also from a Mr. Berman the plot 50x125 on the 30x100 on the south side of 217th street, east of Sixth avenue; also from a Mr. Berman the plot 50x125 on the 30x100 on the south side of 213th street, 75 feet east of Fifth avenue. The same firm sold to a Mr. Mezy a lot 25x114 on the south side of 230th street, east of White Plains road; slee sold to a Mr. Abrams the lot 25x100 on the north side of 228th street, 200 feet west of Sixth avenue; also sold to C. Cullen the lot 25x100 on the west side of Tilden avenue, 75 feet south of 215th street, and to B. C. Breiber the lot 25x100 on the south side of 214th street, 125 feet west of Tilden avenue.

Miscellaneous

The Duross Company has leased for J. J. Sanahar to Anna Holden the four story uilding at No. 824 Greenwich street for a rm of years. term of years.
E. V. C. Pescia has leased for Louis Schlecter No. 327 Fast Forty-seventh street, a five story tenement, with stores, for five years at an aggregate rental of about \$12,500.
Sherwood & Milnor have sold for the South New York Investors the Wynant tract, consisting of 13½ acres at Pleasant Plains, Staten Island, to David Dobbs of Perth Amboy, N. J., for investment. It is said that the price was \$550 per acre. for investment. It is said that the said that it is said that

1997 on Manhattan property south of Grand etreet.

Plans have been filed with Building Superintendent Murphy for making over the four story and basement residence at No. 16 West Forty-fifth street into a seven story loft building with a store on the ground floor. An elevator will be installed and the remodelled building will have a marquise entrance. The improvements are to be made for Mrs. Leah P. Norton as owner and are to cost \$22.000, according to the estimate of the architect. Erwin Rossbach.

Plans have been filed for enlarging the five story and basement flat house at No. 432 Fifteenth street. A five story and busement rear extension will be erected, the interior made over and modernized and the building refitted with accommodations for twenty-eight small families. The changes are to be made for Nathan Kohn as owner. Erwin Kossbach is the architect. ossbach is the architect.

Brenz plans for new buildings filed

yesterday comprise ten two story brick dwellings, each 20335, to be built for Kramer and Rockmore on Cypress avenue, south of Sr Mary's street, at a cost of \$70,000. No plans for new buildings were filed with the Manhattan bureau.

Yesterday's Auction Sales.

[At 14 Vesey Street.] BY JOSEPH P. DAY.

**** MESS. EMPSON

44% and 5% ---

meamagaying marteses numericants avaided by mith the payment of prin-

LAWYERS N Capital and Sorgios \$4,250,000 AD Liberty St., New York

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JOHN N. GOLDING, Real Estate, 9 Pine St. Fifth Av. cor. 45th St.; Amsterdam Av. 4 1624 St. VALUABLE CORNER Apartment Notes for

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Ready for occupancy Oct 1.
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Opposite historic Claremont Hotel, one block from Manhattan Subway station and surface cars. Apartments consisting of seven exceptionally large, light rooms, two baths and all modern improvements, now ready for occupancy; rents \$100 to 1,400. Agent on premises, or RICHTMYER & IRVING, 2649 Broadway and 10ist st.

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RIVERSIDE DRIVE AND HATH ST
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Leave 129th St., North Rilver, 9305, 945, 10-30, 11-15

A. M., 12-30, 2-30, 3-30, 4-30, 7-40 P. M.

Leave foot 22d St., North Rilver, 9-00, 9-45, 10-30, 11-15

A. M., 12-30 M., 11-3, 2-30, 2-35, 3-45, 4-30, 3-30, 6-15, 7-90, 7-35, 8-30, 9-10 P. M.

Leave Fler I. N. R., half hour later than 22d St. Neturning—Leave fron Pier, Coney Island, *10-46, *11-25 A. M., 12-10, *12-55, *1-40, 2-55, 3-34, 6-25, *5-25, 6-10, 7-10, 7-35, *8-36, *9-25, *1-910, 10-45 P. M.

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STEAMER GRAND REPUBLIC ROCKAWAY BEACH 7. Yonkers, 830 A. M.
7. foot 129th St., N. R., 0:30 A. M., *12:30 P. M.
7. 22d St., N. R., 10:00 A. M., *145 P. M.
7. Pler (new) No. 1, N. R., 10:40 A. M., 2:30 P. M.
7. Rockaway Beach, 12:30 P. M., 5:30 P. M.
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